



BURR RIDGE SUBDIVISION ORDINANCE

SECTION VII SUBDIVISION DESIGN REQUIREMENTS

A. Submittal of Preliminary and Final Plats

Anyone subdividing property subject to this Ordinance shall submit a preliminary plat of subdivision and a final plat of subdivision. All subdivision plats, subdivision improvements, lots, blocks, easements, rights-of-way and other subdivision features shall comply with the standards as described herein and as shown on the preliminary and final plats approved by the Board of Trustees.

B. Purpose and Intent

The design specifications provided in this Section are intended to provide guidelines and standards for the conceptual and final design of all subdivisions. Where specific guidelines are not provided and where discretion is required, such discretion shall reside with the Board of Trustees and the Community Development Director. The Board of Trustees shall have sole authority to approve modifications to this Section except where such authority is specifically delegated by the terms of this Ordinance.

C. Street and Right-of-Way Plan

1. Design of Street System

The arrangement, character, extent, width, grade, and location of all streets and rights-of-way, hereinafter referred to as the Street Plan, shall conform to the Comprehensive Plan and the design standards herein. For the purposes of this Section VII.C, use of the word “street” shall also refer to rights-of-way for streets. Approval of a street plan shall be considered on the basis of its relation to: existing and planned streets; reasonable circulation of traffic within the subdivision and adjoining lands; topographic conditions; runoff of storm water; public convenience and safety; and appropriate relation to the proposed uses of the area to be served.

2. Dedication of Right-of-Way and Other Public Property

As a condition of approval of a final plat of subdivision, any areas dedicated thereon to the Village or for public use shall be free of all mortgages, liens, judgments, other encumbrances, or any other matter that may cloud the title to said areas. The Village may require such evidence, including, but not limited to, duly recorded releases or a title insurance policy issued for the benefit of the Village by a title insurance company licensed to do business in Illinois, as it deems appropriate to show or insure clear title to any such areas.



3. Access to Right-of-Way Required

All lots, including outlots, must have frontage and access to a street or right-of-way. The Board of Trustees may approve a subdivision utilizing private streets with limited public access easements as may be determined appropriate. All private streets and limited public access easements shall substantially comply with the public street and right-of-way standards described herein. The Village of Burr Ridge shall not consider any lot created without such frontage and access a lot of record.

4. Collector Streets

A Collector street may be required by the Board of Trustees when recommended by the Plan Commission: (1) in a residential subdivision containing 20 acres or more in area; (2) in any subdivision as an extension of an existing or planned collector street in an adjacent subdivision; and (3) in any manufacturing or business subdivision.

5. Local Streets

Local streets shall be so aligned that their use by through traffic will be discouraged.

6. Street Intersections

- a. Street or right-of-way jogs with centerline offsets of less than 150 feet shall be prohibited.
- b. It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow and, in general, be at or near right angles avoiding acute angles. An intersection of more than two streets shall be avoided unless specific conditions of design indicate otherwise.

7. Alleys

Alleys are not permitted in residential subdivisions unless deemed necessary by the Plan Commission and required by the Board of Trustees. Alleys may be provided in business subdivisions.

8. Cul de Sac Streets

- a. A cul-de-sac street, in single-family residential districts, shall be not more than 500 feet in length, measured along its center line from the center line of the street of origin to the end of its right-of-way or may be longer than 500 lineal feet provided not more than 15 lots front upon its right-of-way lines. In multiple-family residential areas, cul-de-sac streets shall not exceed 400 feet in length.



- b. Each cul-de-sac street shall have a terminus of nearly circular shape with a minimum diameter of 120 feet, except a temporary cul-de-sac street may have a terminus of the "T" type or other variation of the circular shape as recommended by the Plan Commission and approved by the Board of Trustees.

9. Half Streets

- a. Permitted Half Streets: Half streets shall be prohibited except, when recommended by the Plan Commission and approved by the Board of Trustees and under the following circumstances:

- i. There is an existing street adjacent to only one side of a subdivision and a half street is being dedicated or improved along the adjacent side of the subdivision.
- ii. The proposed right-of-way and street are on the periphery of the subdivision and it will be practicable to require the dedication and improvement of the other half when the adjoining property is subdivided.
- iii. Wherever an existing dedicated half street abuts a tract to be subdivided, the other half of the street shall be platted and improved within such subdivision.

- b. Requirements for Half Streets:

- i. A half street shall be graded in accordance with cross-section design standards and profile grades applicable to the entire street width, as established by the Village Engineer and approved by the Board of Trustees. When the other half of an existing half street is developed, it shall conform with such established cross-section design and profile grades of the entire street width.
- ii. The right-of-way width of a half street shall be not less than one-half the required right-of-way width of the street. A roadway pavement not less than 20 feet in width and a curb along one edge of the pavement, with suitable gravel or crushed stone shoulder and drainage ditch along the opposite edge, shall be installed in accordance with standards herein set forth.

10. Lots Abutting Thoroughfares

Provisions shall be made for vehicular and pedestrian access to residential property abutting a thoroughfare whether by: (a) providing frontage road or (b) by backing lots to the thoroughfare and providing access by a local street one lot depth removed and with a restricted access easement along the rear lot line. These standards are established for the purpose of providing protection for the residential properties and to provide for traffic safety and the efficient use of the thoroughfare for its intended function of accommodating through traffic.



11. Dedication of Contiguous Rights-of-Way

The owner or subdivider of property subject to the requirements for subdivision improvements under this Ordinance, shall be required to dedicate its portion of the right-of-way width required under this Ordinance for the type of street which such property abuts, or has frontage upon. Such owner or subdivider is required to make those improvements thereon necessary to meet the street width, design and all other requirements for streets as set forth in this Ordinance as a condition of such subdivision.

12. Street Stubs

Street plans shall be designed with consideration of adjacent properties and the potential for future subdivision of adjacent properties. If determined appropriate by the Board of Trustees upon recommendation by the Plan Commission, subdivisions shall be designed with street stubs for future extension onto adjacent properties. Such street stubs shall be extended onto adjacent properties at such time that the adjacent properties are subdivided. If a street stub is provided, a temporary turnaround shall be provided and signs shall be placed at the terminus of the stub indicating that the street will be extended at a future date.

D. Specifications and Dimensions of Rights-of-Way

1. All right-of-way widths shall conform to the minimum dimensions as described in Table VII-A.
2. Where there is a deflection in horizontal center lines within a given block at any given point in excess of ten degrees, a curve shall be inserted with a radius of not less than 300 feet for collector streets and 100 feet for local streets.
3. Different connecting street gradients shall be connected with vertical curves. Minimum length in feet of these curves shall provide a stopping sight distance of not less than 300 feet, measured from an eye level four feet high, with a clear view of an obstacle not over two feet high.
4. Gradients of streets shall be at least 0.5 percent and not exceed 7% on collector streets and 10% on local streets. (Amended by A-894-03-08)



Table VII-A
Required Right-of-Way Width

Type of Street	Residential Subdivision	Non-Residential Subdivision
Collector Streets	80 feet	80 feet
Local Streets	60 (66) feet *	66 feet
Cul de Sac Turnarounds	120 feet Diameter	120 feet Diameter
Alleys	30 feet	30 feet
Pedestrian Ways	12 feet	12 feet
Half Streets	½ the total required right-of-way or as required by the Board of Trustees	
Thoroughfares- including highways and arterials	80/100 feet - Thoroughfares shall be in accordance with those standards designated by the Comprehensive Plan or by Federal, State, or County authorities having jurisdiction.	
* The Village Board may require a 66 foot right-of-way if it is determined appropriate based on the width of contiguous rights-of-way or for the accommodation of utilities or sidewalks.		

E. Easements

Easements shall be provided as described herein. Descriptions of easements shall be provided for each and every easement depicted on a plat. Easements must contain language similar to the samples attached hereto as Appendix V unless otherwise required by the Community Development Director. Unless otherwise noted, all such easements shall require maintenance of the easement by the property owners within a subdivision and shall grant authority to the Village of Burr Ridge to provide maintenance as needed and collect costs for such maintenance from the property owners.

1. Public Utility and Drainage Easements

Utility distribution or transmission installations serving the subdivision, and, when required, storm water drainage ways, shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along the rear lot lines or side lot lines at locations of extensions of utility installation between blocks, or continuity of drainage ways. They shall occupy not less than the rear ten feet of lot depth or ten feet of lot width adjoining the applicable side lot lines, or may be of a greater width if recommended by the Village Engineer and approved by the Board of Trustees. Additional easements at other locations may be recommended for specific conditions by the Village Engineer and required by the Board of Trustees.

2. Drainage and Floodway Easement

Where a subdivision is traversed by a natural drainage way, channel, or stream, there shall be provided a drainage easement, conforming substantially with the areas bordering such water course that are subject to flooding, unless said water course is improved by deepening or dredging to provide the same cross-sectional area or flow



capacity, in which case the drainage easement may be narrowed to accommodate the improved water course. The boundaries of such areas subject to flooding shall be as designated by the Village Engineer.

3. Easements for Wetlands, Floodplains, and Similar Sensitive Land Areas

Wetlands, floodplains, and similar sensitive land areas should be located within outlots as required by Section VII.J herein. At any such time that such areas are not located within an outlot, they shall be located in an easement that ensures continuous protection and maintenance of the area.

4. Stormwater Detention and Drainage Easement

Stormwater detention and retention basins should be located within outlots as required by Section VII.I herein. At any such time that stormwater management facilities are not located within an outlot, said facilities shall be located in a stormwater detention and drainage easement. Said easement shall include all detention areas, retaining walls, and significant slopes created to accommodate the stormwater management facility.

5. Restricted Access Easement

At any such time that access from a public right-of-way onto private property is restricted, a minimum one-foot wide restricted access easement shall be provided. For example, through lots or corner lots where access to one of the streets is to be restricted shall provide a restricted access easement along the affected lot line.

6. Sign, Fence, and Landscaping Easements

All subdivision signs, fences, and landscaping shall be located within dedicated subdivision sign, subdivision fence, or subdivision landscaping easements. Said easements shall be sized to provide sufficient area to accommodate the planned improvements as well as sufficient area for future maintenance of such improvements. Maintenance of such easement areas shall be the responsibility of the property owners within the subdivision. The easement language on the final plat shall substantially comply with Appendices V-F, V-G, and V-H of this Ordinance.

F. Block Standards

1. In residential subdivisions, the maximum length of blocks containing lots less than 150 feet in width shall be 1,800 lineal feet, and the maximum length of blocks containing lots 150 feet and over in width shall be 2,000 lineal feet. No blocks shall be less than 900 lineal feet in length unless recommended by the Plan Commission and approved by the Board of Trustees. Pedestrian ways leading to schools, parks, and other common destinations may be required by the Board of Trustees when recommended by the Plan Commission.



2. In manufacturing and business subdivisions, maximum length of blocks shall be as recommended by the Plan Commission and approved by the Board of Trustees.
3. The shape of blocks shall be determined by topographical features, the basic street system and traffic pattern, lot depths, and areas designated for public and other non-residential land use.
4. Where a subdivision borders upon or is traversed by a railroad or thoroughfare right-of-way, the Board of Trustees may require, when recommended by the Plan Commission, a street (on one or both sides of such right-of-way), approximately parallel to and at a distance removed suitable for the appropriate use of the intervening land, i.e. park purposes, deep residential lot fronts on it with a no-access strip along the rear lot lines, or off-street parking, business, or other uses as permitted by zoning ordinance regulations.

G. Lot Standards

1. Width and area of lots shall conform with lot width and area requirements set forth in the Zoning Ordinance of the Village of Burr Ridge or that of Cook or DuPage counties in the unincorporated areas beyond the Village limits.
2. Depth of lots shall be not less than 130 feet for interior lots, and not less than 120 feet for corner lots, provided the width is increased to give equivalent area.
3. Width, area, and depth of lots in a manufacturing or business subdivision shall be as recommended by the Plan Commission and approved by the Board of Trustees.
4. All lots shall have a lot line which abuts a street for a distance of greater than fifty percent (50%) of the minimum required lot width, such width to be determined in accordance with the Zoning Ordinance of the Village of Burr Ridge. All streets, which lots are hereby required to abut, shall meet the street width, design and all other requirements for streets as set forth in this ordinance.
5. Side lot lines shall be at right angles or radial to the street line, or substantially so.
6. Through lots are not permitted, except where such lots back upon a thoroughfare, upon a body of water in separate or undivided ownership, or in manufacturing and business subdivisions when specifically recommended by the Plan Commission and approved by the Board of Trustees.
7. Lots abutting upon a water course, drainage way, channel, or stream shall have an additional depth or width as recommended by the Plan Commission and approved by the Board of Trustees in order to provide acceptable building sites.
8. In the subdividing of any land, due regard shall be given to the preservation of natural features, such as trees, water courses, historical landmarks, and similar community assets, which, if preserved, would add to the attractiveness and value of the



subdivision, neighborhood or the community as a whole. The Plan Commission shall include in its report its conclusions as to compliance herewith.

9. Outlots for stormwater detention and other purposes shall be provided with public street frontage as required by the Zoning Ordinance for private lots. Outlots shall be designated on the Plat of Subdivision with an alphabetical designation (for example, Outlot A).
10. Private lots created for sale or development shall be numbered sequentially on the plat of subdivision beginning with the number 1 unless the subdivision is one of two or more phases in which case the lot number shall begin in sequence with the previous phase of the subdivision.

H. Regulations for the Location of Stormwater Management Facilities

Stormwater detention areas, including stormwater detention and retention ponds, shall be located in outlots and shall not be on individual lots or behind the rear yards of individual lots unless specifically approved by the Board of Trustees upon recommendation from the Plan Commission based on the following considerations and conditions:

1. Stormwater detention areas may be located within easements on individual lots only if the Village Engineer determines that best engineering practices dictate such a location and if approved by the Board of Trustees upon recommendation from the Plan Commission.
2. Stormwater detention easements located on individual lots shall be excluded from the lot area for purposes of calculating floor area ratio (FAR). Subdivisions that include lots with stormwater detention easements shall provide a note on the final plat document describing the regulations contained herein and indicating the lot area to be included and excluded from the FAR calculation.

I. Wetlands, Floodplains and Similar Sensitive Land Areas

Wetlands, floodplains, and similar sensitive land areas shall be located in outlots and shall not be on individual lots unless specifically approved by the Board of Trustees upon recommendation from the Plan Commission based on the following considerations and conditions:

1. Wetlands, floodplains, and similar sensitive land areas may be located within easements on individual lots only if it is determined that placing such areas within an outlot would create a substantial and negative impact on the design of the subdivision relative to the configuration of streets and lots.
2. If approved by the Board of Trustees upon recommendation from the Plan Commission, wetlands, floodplains, and similar sensitive land areas located on individual lots shall be within easements that ensure the conservation of such areas.



3. Wetlands, floodplains, and similar sensitive land areas located on individual lots shall be excluded from the lot area for purposes of calculating floor area ratio (FAR). Subdivisions that include private lots with easements for wetlands, floodplains, and similar sensitive land areas shall provide a note on the final plat document describing the regulations contained herein and indicating the lot area to be included and excluded from the FAR calculation.

J. Subdivision Names

The preliminary and final plat of subdivision shall include the name of the proposed subdivision. Subdivision names shall be subject to the approval of the Board of Trustees based on consideration of the following:

1. Subdivision names shall not duplicate an existing subdivision or street name that is located within or adjacent to the Village of Burr Ridge unless it is an extension of the existing subdivision or adjacent to the subject street.
2. The name of a subdivision shall not use the name of another municipality or local government district within Burr Ridge or its surrounding communities.
3. A subdivision name shall not be misleading in terms of location of the subdivision. For example, it shall not use another Burr Ridge street name or location that is not within or contiguous to the subdivision.
4. The use of contiguous street names, parks, or institutions; the use of local historical names; the use of other locally known landmarks or names; and the use of "Burr Ridge" or "...of Burr Ridge" in the subdivision name is encouraged.

K. Street Names

The preliminary and final plat of subdivision shall include the name of all proposed streets. All proposed street names shall be subject to the approval of the Board of Trustees based on consideration of the following:

1. Proposed street names shall not duplicate or be similar to any existing street name in the Village of Burr Ridge or within the same area code as the subdivision street nor shall it duplicate any prominently known street name in a surrounding community.
2. Streets and street names shall be described as and include Road, Street, Court, or other commonly accepted descriptive name.
3. Cul de sac streets shall be referred to as Courts and may use the same street name as another street within or contiguous to the subdivision (for example, Devon Drive and Devon Court) provided that the streets intersect and it is determined that the use of the same name will not create confusion for emergency and service delivery.



4. If a street is an extension of an existing street, then the name of the existing street shall be used for the proposed street.

L. Street Addresses

Upon submittal of the final plat of subdivision and prior to approval of the final plat by the Board of Trustees, the Community Development Director will assign street addresses for all lots (except for detention outlots and other such open space). The Community Development Director shall consult with the Village of Burr Ridge Police Chief, the fire district having jurisdiction over the land being subdivided, and other government agencies as determined appropriate. The Community Development Director shall maintain a street address grid map of the Village and shall assign street addresses based on the grid map and the following standards:

1. North-south block numbers shall follow the numbered streets that lie east-to-west in the Village (for example, 55th Street, 79th Street, 91st Street, etc.).
2. East-west blocks shall follow the existing patterns of street addresses with numbers ranging from 11200 to 11900 from Wolf Road to County Line Road and ranging from 00 to 1100 from County Line Road to Kingery Highway (IL 83) with the exception noted in Section VII.L.3, below.
3. East-west highways (including frontage roads), collector and arterial streets in Du Page County (55th, 79th, 83rd, and 91st Streets and North Frontage and South Frontage Roads) shall utilize the Du Page County addressing system. Said addresses shall include the designation of 15W for the block east of Madison Street and 16W for the block west of Madison Street.
4. Addresses within each address block shall progress from north to south and from east to west.
5. All lots located on the east and south sides of a street shall have odd numbers. All lots located on the west and north sides of a street shall have even numbers.
6. Addresses shall be dispersed evenly throughout a block and in a manner to accommodate any possible future resubdivision of lots.
7. Corner lots shall be assigned two alternate addresses and the final address shall be assigned at such time that a building permit is requested. The assigned number shall correspond to the architectural front of the building.

M. Public Use Areas

When an area of land for public use (in addition to streets, alleys, pedestrian ways, and utility easements) shall be recommended by the Plan Commission and required by the Board of Trustees to be located in whole or in part in a subdivision, the subdivider shall designate on the Preliminary Plat and Final Plat that such land is reserved for public use. If



such land is not acquired or arrangements made for acquisition by the Village, a school board, or other governmental body within one year after the date of recordation of the Final Plat, such land may thereafter be used by the subdivider for a use permitted at its location by zoning regulations or, if applicable, in accordance with more restrictive protective covenant requirements.

N. Building within Proposed Major Street Rights-of-Way

After the effective date of this ordinance, no permanent building or structure shall be erected within the rights-of-way of thoroughfares as shown on the Comprehensive Plan of Official Map of the Village.